

Egress

Doors & Landings

03 IRC 97 UBC

- ☐ Door with direct access to exterior req'd (not through garage) [311.4.1] (1005.3.2.3)
- ☐ Min one exit 3ft wide x 6ft 8in high side-hinged door .[311.4.2] (1005.3.2.1)
- ☐ All doors req keyless operation from interior [311.4.4] (1003.3.1.8)
- ☐ Hallways min 36in wide [311.3] (1004.3.3.2)
- ☐ Floor or landing each side of all exterior doors EXC . . [311.4.3] (1003.3.1.6)
- 2 risers OK at exterior door that is not req'd exit [311.4.3X]¹² {0}
- ☐ Floor or landing [at req'd exit] max 1½in (1in) below threshold EXC [311.4.3] (1003.3.1.6)
- Landing [7¾in below threshold] [8in below floor] OK if door does not swing over landing (screen door may swing over) . . [311.4.3X] (1003.3.1.6X)
- ☐ Landing min 36in deep x width of door [311.4.3] (1003.3.1.7X)
- ☐ Exit balconies req positive attachment (lag screws not toe nails) to resist lateral and vertical forces [311.2.1] (2320.13)

Bedroom & Basement Egress

- ☐ All sleeping rooms req escape & rescue opening **F15** [310.1] (310.4)
- ☐ Windowsill height max 44in above floor **F15** [310.1] (310.4)
- ☐ Min 20in wide & min 24in high AND **F15** [310.1.2.3] (310.4)
- 5.7sq ft min clear opening EXC **T12** [310.1.1] (310.4)
- 5.0sq ft OK if direct grade level access **T11** [310.1.1X] {0}
- ☐ Security bars must have approved release hardware . . [310.4] (310.4)
- ☐ Basements [with habitable space] req escape & rescue opening **F14** [310.1] (310.4)
- ☐ Window wells min 9sq ft & 36in min horiz dimension **F14** [310.2] (310.4)
- ☐ Window wells >44in below grade req permanent ladder or stairs **F14** [310.2.1] (310.4)
- ☐ Ladder may project 6in into req'd well space . . **F14** [310.2X] (310.4)

Fig. 14
Basement Window
Egress
(plan view)

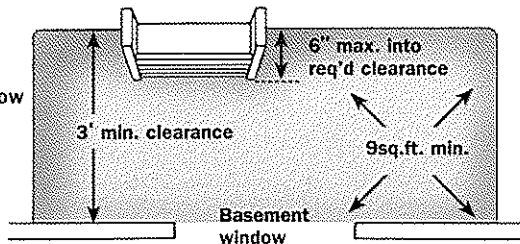


Table 11 • Bedroom-Window Egress for 5.0sq.ft. Opening—IRC Only & Direct Grade Level Access Only (in inches)

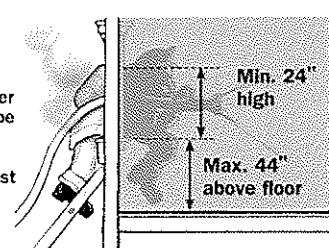
Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30
Height	36	35	34½	33½	33	32	31½	31	30	29½	29	28½	28	27½	27	26½	26	25½	25	24½	24

Table 12 • Bedroom-Window Egress: Min. Height and Width Requirements for 5.7sq ft Opening (in inches)

Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34
Height	41	40	39½	38½	37½	36½	35½	35	34½	33½	33	32½	31½	31	30½	30	29½	29	28½	28	27½	27	26½	26½	25½	25½	25	24½	24

Fig. 15 • Escape & Rescue Openings

When the required second exit in a bedroom is a window, it must open to a size that allows the residents an escape route and a firefighter to enter while wearing an oxygen pack. The sill must not be higher than 44" from the finished floor. The openable portion of the window must be at least 24" high and at least 20" wide, with a net area at least 5.7sq ft, per T12. If the window is at direct grade level, the overall size may be reduced to 5.0sq ft per T11.



Interior Wall Covers

Gypsum Board

03 IRC 97 UBC

- ☐ Install only after rough inspections complete [109.4] (108.5.4)
- ☐ Install only after bldg is weathertight [701.2] (2511.1)
- ☐ Nailing per schedule **T10** [702.3.5] (2511.2)
- ☐ Edges & ends over framing exc when perp to framing [702.3.5] (2511.3)

Table 10 • ½" Gypsum Board Nailing Schedule

Location	Orientation to framing	Max. frame spacing	Nails	Screws
Ceilings	Perpendicular	24"	7	12
Ceilings	Either	16"	7	12
Walls	Either	24"	8	12
Walls	Either	16"	8	16

Based on [702.3.5] & [T-256] for application without adhesive

Greenboard—Water-Resistant Gypboard

- ☐ Not over vapor retarder [in shower or tub] [702.4.2]¹³ (2512)
- ☐ OK for adhesive ceramic tile (not in shower per manu) [702.4.2] (2512)
- ☐ Seal edges including corners w/water-resistant sealant [702.4.2] {manu}
- ☐ Not on ceilings with >12in o.c. framing [702.4.2] (2512)
- ☐ ¾in greenboard OK on 16in o.c. ceiling frame] . . . [702.4.2] {0}

Wall & Ceiling Insulation

- ☐ Vapor retarder facing conditioned space EXC [318.1] (707.3X2)
- primarily cooling condition (hot humid climate) . . [318.1X1,3] (n/a)
- ☐ Light fixtures in building envelope either Type IC airtight, Type IC max 2cfm leakage, or non-IC in airtight box . . [1102.1.11]¹⁴ (APDX13)
- ☐ Non-IC-rated lights reg ½in clear to combustibles . . [3904.8] (410.66A1⁵)
- ☐ Non-IC-rated lights reg 3in clear to insulation . . . [3904.9] (410.66B⁵)
- ☐ Installer to provide cert for blown-in insulation . . . [1101.3.1] (APDX13)